

SCITUATE PLANNING BOARD MINUTES October 13, 2016

Members Present: Stephen Pritchard, Chairman; William Limbacher, Vice Chairman; Ann Burbine, Clerk, Richard Taylor and Alternate member Gerard Wynne.

Members Absent: None.

Others Present: Ms. Laura Harbottle, Town Planner.

See Sign-in List for names of others present at this meeting.

Location of meeting: Selectmen's Hearing Room, Town Hall, 600 C J Cushing Highway, Scituate.

Chairman Pritchard called the meeting to order at 7:30 P.M. The meeting was being recorded for airing on local cable television.

Documents

- 10/13/16 Planning Board Agenda

ACCEPTANCE OF AGENDA: Mr. Limbacher moved to accept the agenda. Ms. Burbine seconded the motion and the vote was unanimous in favor. Chairman Pritchard indicated there would be no discussion of 50 Country Way as the applicant was not ready.

Form A – 26 Tichnor Place
Assessor's Map/Block/Lot 45-2-25
Applicant/Owner: Daniel F. Sullivan

Documents

- Application, deed, transmittal to departments and Plan of Land #26 & #32 Tichnor Place Scituate, MA dated 9/1/2106 stamped by Peter E Tuttle PLS
- Email from Laura Harbottle to the Board dated 10/6/16 with above information

Daniel Sullivan was present and indicated he would like to subdivide his land and sell some to his neighbor. Ms. Harbottle indicated that he was selling land to his neighbor with the pool and the frontage for neither of the two lots is changing.

Ms. Burbine moved to endorse as Approval Not Required a Plan of Land for #26 & # 32 Tichnor Place, Scituate, MA prepared by Peter E. Tuttle, P.L.S. for Daniel F. Sullivan and Stephen E. and Malin K. Agostino dated September 1, 2016, as the division shows a change in lot line which does not alter the existing frontage. Motion was seconded by Mr. Taylor. Motion was unanimously approved.

Site Plan Administrative Review – 704 Country Way
Assessor's Map/Block/Lot 20-4-4 & 5
Applicant: Tom Meade, Manager, Touchstone Capital Partners, LLC
Owner: Myron and Louise Buloch

Documents

- Common driveway application and Common Driveway and Stormwater Permit Plan for Lots 1A & 2A Country Way (Assessor's Parcels 20-4-4 & 20-4-5) Scituate, MA revised dated 9/20/16 by Morse Engineering Co., Inc.
- Email to Board from Laura Harbottle with above noted material

Greg Morse was present for the applicant. He indicated the application is a Site Plan Administrative Review for a common driveway and the Form A was approved a few months ago. He indicated that the common driveway will be 79 feet long, 16 feet wide and will have a 20 foot by 30 foot turnaround area for fire trucks. He said the common driveway meets the intent of the bylaw as it provides for one new curb cut in place of two existing curb cuts. He indicated Country Way is a scenic road; however, no stone walls or trees in the right-of-way are being disturbed. Mr. Morse indicated that the Conservation Commission is reviewing stormwater under a Notice of Intent.

Ms. Harbottle indicated that there are wetlands in the rear of the property which is why stormwater is being reviewed by the Conservation Commission. She indicated that lot width is measured along the common driveway not along the frontage on Country Way. She said there is a nice stone wall along the property and it might be nice if the wall curved into the common driveway. Ms. Harbottle said the existing house at 704 was built in the 18th century.

Mr. Taylor inquired if there was a wall at the back of the common driveway. Mr. Morse said that there is a stone trench for stormwater. Mr. Taylor asked if the stone wall removed for the driveway can fill in the two old openings. Mr. Morse said they would be amenable to filling in the one in front of 704. Ms. Burbine asked if the garage was staying. Mr. Morse indicated it was and it will be used for storage for the new house and the driveway from Country Way will be removed. Mr. Morse said there was parking in the brick driveway for cars for 704 and right off the common driveway for the new house. Ms. Burbine asked the purpose of the 79 foot drive. Mr. Morse said it is needed for the fire department turn around. Chairman Pritchard confirmed there would be an easement around the common driveway. He also asked about the limitations to the rear of the property. Mr. Morse said the property goes down to a wetland and then rises back to Gridley Bryant Road. He indicated that each house has two parking spaces. Ms. Harbottle said it seemed like there was a lot of pavement. Mr. Morse said it was similar to other small common driveways.

Mark Dewar of 694 Country Way said he shares a common wall with the property. He said drainage from the street runs under his property and flows to the wetland in the back. He said he is concerned that if fill is brought in, runoff will flow to his property and the wall. He does not want a future buyer to be able to do anything with the wetlands. Mr. Morse said the elevation of Country Way is 46 and the wetland in the back is elevation 30 so there is a 16 foot drop. He said there would be a walkout basement on the new house, but no fill in the back. He said the grades will tie into the house as the foundation steps down. He indicated they are not proposing any grading within 20 feet of the property line so that the wall will remain and drainage will flow to the back corner of the lot. Mr. Dewar reiterated his concern about runoff to his property. Ms. Harbottle said those are issues of the Conservation Commission as work within 100 feet of a wetland is within their jurisdiction. Mr. Dewar asked to be notified of the Conservation Commission hearing. Chairman Pritchard said there is a 50 foot no disturb zone to the wetland and the wall will remain.

Mr. Dewar said that a catch basin was put in the street. Chairman Pritchard asked Mr. Morse if stormwater was going to be managed on the property. Mr. Morse said it was. He indicated the gutter along Country Way would remain and Merrill Associates is doing the engineering peer review for the Conservation Commission. He said runoff will be kept away from the wall and the roof

drywells will infiltrate roof runoff. He said there is no increase in rate or volume of runoff. Mr. Morse indicated that drainage to Country Way does not run across #704 and it is not feasible to put underground electric to the new house as the utility pole is on the far side of the street.

Ms. Burbine moved to approve the Site Plan Administrative Review for a Common Driveway for 704 Country Way Lots 1A and 2A with the following conditions:

1. Construction shall comply with a plan entitled Common Driveway & Stormwater Permit Plan Lots 1A & 2A Country Way in Scituate, Massachusetts by Morse Engineering Co., Inc. dated 9/14/16 with revisions through 9/20/16, except as they may be modified to meet the conditions below.
2. Conditions of the Conservation Commission Order of Conditions and Stormwater Permit are incorporated in this decision.
3. The applicant will provide a deposit of \$5,000 prior to the pre-construction conference to guarantee initial maintenance of the stormwater system, cleanup of the site and providing an as-built plan.
4. A copy of the Operation & Maintenance Plan for the stormwater management system will be provided to realtors to be given to purchasers of homes prior to purchase.
5. The Town Planner is to be notified upon completion of construction.
6. The standard conditions for common driveways approved by the Planning Board after a public hearing on December 17, 2015 shall be included as conditions of this decision.
7. The stone wall that will be removed for the new driveway will be used to complete the stone wall across the opening of the existing driveway.

Mr. Limbacher seconded the motion. Motion was unanimously approved.

Form A – 48 Marion Road Extension

Assessor's Map/Block/Lot 39-6-1

Applicant/Owner: K & E Construction/Joseph Pepi Leistyna & Susan Kubik

Documents

- Application, owner authorization and Plan of Land in Scituate, MA showing Lots 858 and 859 being combined into Lot 955 – portion of parcel 39-6-1 Hatherly Road dated 9/26/2106 stamped by William J. McGovern, PLS of Morse Engineering Co., Inc.
- Email from Laura Harbottle to the Board dated 10/6/16 with above information

Greg Morse was present for the applicant. He indicated that the Form A is necessary to take the two existing 5,000 sq. ft. lots and combine them into one conforming lot permanently in the Land Court. He said the lot complies with the frontage along the private road of Marion Road Extension and is in the R-3 zone. Ms. Harbottle said there are no issues with the Board endorsing the plan as it formalizes the joining of two lots into one. Chairman Pritchard asked about the frontage. Ms. Harbottle said it was similar to all the surrounding lots.

Ms. Burbine moved to endorse as Approval Not Required a plan of land in Scituate, MA prepared for the Land Court by William McGovern, PLS of Morse Engineering Co., Inc. dated 9/26/2016. This plan shows existing Land Court lots 868 and 869 combined into one new lot with 100 feet of frontage on Marion Road Extension. While Marion Road Extension is a private road, it is 15' wide and is adequate for access by motor vehicles. Mr. Taylor seconded the motion. Motion was unanimously approved.

Form A – 49 - 55 Gilson Road

Assessor's Map/Block/Lot 60-1-22

Applicant/Owner: K & E Construction/ Kerri Johnson & John Rehm

Documents

- Application, deed and Plot Plan #55 Gilson Road Scituate MA dated 10/5/16 stamped by Douglas Bailey, PLS of Grady Consulting, L.L.C.
- Email to the Board from Laura Harbottle dated 10/6/16 with above materials

Ms. Harbottle indicated that a portion of the east end of the lot at #49 Gilson is proposed to be carved off and added to #55 Gilson to give it more lot area. She said the frontage for neither lot is changed so the plan can be endorsed. Chairman Pritchard asked about the non-conforming frontage on #55 Gilson. Ms. Harbottle said the frontage is not changing and it is non-conforming. Mr. Taylor clarified that a piece of land is being taken from #49 and given to #55.

Ms. Burbine moved to endorse as Approval Not Required, the plan entitled Plot Plan #55 Gilson Road, Scituate, Massachusetts by Douglas Bailey, P.L.S. of Grady Consulting, L.L.C. for K & E Construction dated October 5, 2016 as the division of land is not a subdivision because it does not alter the existing frontage required under the Scituate Zoning Bylaw. Mr. Limbacher seconded the motion. Motion was unanimously approved.

Accounting

Documents

- PO # 1703989 (\$255.00), PO # 1704109 (\$1,300.00)

Ms. Burbine moved to approve the requisition of \$255.00 to MA Chapter of the American Planning Association for Laura Harbottle to attend the SNEAPA 2016 conference and for \$1,300.00 to Wendy Fronteiro for design review and evaluation for the Wetherbee House at 50 Country Way. Mr. Taylor seconded the motion. Motion was unanimously approved.

Minutes

Ms. Burbine voted to approve the meeting minutes of 9/22/16. Mr. Limbacher seconded the motion. Motion was unanimously approved.

Liaison Reports

Ms. Burbine indicated that the CPC meets on Monday. She said they will be looking at the dog park among other things. She said nothing has been voted on so far. She indicated they are awaiting the appraisals for the Moncy and Hennessey parcels.

Ms. Burbine indicated that the EDC will meet with the Selectmen to go over the Greenbush visioning sometime this fall and early next year have a meeting with the stakeholders.

Town Planner Report

Ms. Harbottle indicated that the Open Space Plan is being worked on and should hopefully be complete by late winter. She said that she was looking into available funding from MAPC to see if any can be used for Cole Parkway. She also indicated that the Planning Office is working on signs for scenic roads, wayfinding signs, Cole Parkway and banners.

Ms. Harbottle indicated that the Kimberly Road project will be split into individual segments for bidding. She said the electrical work is completed; paving of the walk will be one bid; as-builts will be another bid; catchbasin cleaning will be done by Truax; and the cul-de-sac will be done at a later date. She indicated she was scheduled to go before the Board of Selectmen on Tuesday evening to discuss sewer properties. She indicated she provided the Town Administrator with a spreadsheet of numbers she calculated based on DEP numbers of gallon per day for bedrooms. She indicated she would provide the spreadsheet to the Board. Chairman Pritchard asked if the projects included the potential 40B down the road from the Public Safety Complex. Ms. Burbine said that will have its own private system. Mr. Taylor asked if Herring Brook and Stockbridge Landing were on sewer. Ms. Harbottle said they were not. Chairman Pritchard said he would like a follow up discussion on sewer. Ms. Harbottle indicated that additional percs are being done on the Toll Brothers site.

Old Business and New Business

Documents

- Email to Board dated 10/6/16 from Karen Joseph with agenda for 10/13/16 meeting and meeting minutes from 9/22/16.

These items were distributed to the Board electronically.

Mr. Limbacher moved to adjourn the meeting at 8:20 p.m. Ms. Burbine seconded the motion. Motion was unanimously approved.

Respectfully submitted,

Karen Joseph
Planning Board Secretary

Ann Burbine, Clerk
10-27-16
Date Approved